

DEED OF PERSONAL REPRESENTATIVE
012230

THIS deed is made by Helen Connolly, Personal Representative of the Estate of Zella J. Cooper, Deceased, Grantor, TO Victor N. St. Peter and Elizabeth C. St. Peter of 5316 6th Terrace South, Gulf Port, Florida 33707, Grantees.

WHEREAS, the Last Will of Zella J. Cooper, deceased, was duly admitted to probate in the Probate Court of Kennebec County, Maine; and

WHEREAS, Grantor was duly appointed Personal Representative of said estate and is now qualified and acting in said capacity; and

TRANSFER
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WHEREAS, said Will directed the sale of decedent's real estate;

NOW, THEREFORE, Grantor conveys, assigns, transfers and releases to Grantees the following described real property:

Unit No. 5 on second floor level on the left front of the building known as Silver Crest Condominium and consisting of a living room, storage and closet areas, two bedrooms, bathroom, kitchen and dining area, hallway, basement storage area, outside parking stall, and related fixtures and accessories, which unit, including basement storage area and outside parking stall, are more fully described in Section IV of the Declaration of Silver Crest Condominium recorded December 27, 1977 in the Kennebec County Registry of Deeds in Book 2069 Page 265 and an Amendment to Declaration of Condominium recorded in said Registry in Book 2078, Page 60, and also as described in a certain Plan of Silver Crest Condominium recorded December 27, 1977 in Kennebec County Registry of Deeds File No. C-77194 through 77198 (which Plan is certified by instrument recorded in Book 2078 Page 62) to which reference may be had for a more particular description; together with a one-ninth (1/9) equal and undivided portion of common elements and/or common property as defined in Section V of said Declaration and also a one-ninth (1/9) equal and undivided fee in a certain parcel of land situated in the City of Waterville, in the County of Kennebec and State of Maine, bounded and described as follows, to wit:

Northwesterly by Silver Street; southwesterly by land formerly of George Getchell, et als; northeasterly by land formerly of H. L. Kelly, et als; southeasterly by land of Joel Foster, et al; being the same real estate conveyed by George A. Phillips of Orrington C. Holway by deed dated March 25, 1890 and recorded in Kennebec County Registry of Deeds Book 381 Page 221 to which deed reference may be had for a more particular description.

Subject to the conditions and restrictions as set forth in a deed from Cornelius B. Kelleher to Harold Dubord dated October 27, 1938 and recorded in Kennebec County Registry of Deeds Book 747 Page 223.

Silver Crest Condominium and the Unit conveyed herein is governed by the above referenced Declaration of Condominium and Amendment to Declaration of Condominium and also the By-Laws of Silver Crest Condominium Associates, a Maine non-stock corporation which By-Laws are recorded in Kennebec County Registry of Deeds Book 2069 Page 275.

Being the same premises conveyed to Zella Cooper by deed of Phyllis D. Lemieux, dated May 1, 1987 and recorded in the Kennebec County Registry of Deeds Book 3144 Page 142.

together with all tenants, hereditaments and appurtenances thereto belonging, but subject to easements and restrictions of record.

EXECUTED: June 17, 1988

Estate of Zella J. Cooper

By: Helen Connolly
Helen Connolly
Personal Representative

STATE OF MAINE
KENNEBEC, SS.

Date: June 17, 1988

Before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county and state, personally appeared Helen Connolly, as Personal Representative of the Estate of Zella J. Cooper, deceased, to me known to be the identical person who executed the foregoing deed of distribution and acknowledged the same to be his free act and deed.

Before me,

Timothy R. O'Donnell
Notary Public

Timothy R. O'Donnell

RECEIVED KENNEBEC SS.

1988 JUN 20 AM 9:00

ATTEST: Norma Rust Manna
REGISTER OF DEEDS